Promoting Equitable Industrial District Recovery
December 2, 2020
LLSC
Agenda

“Industrial District Revitalization in 3 Cities”, Patricia Voltolini, LISC Research & Evaluation

Panel Discussion

• Katy Stanton, Urban Manufacturing Alliance
• Kristopher Smith, LISC Jacksonville

Q&A
Industrial District Revival
The Rail Yard, Jacksonville

- West of downtown, former industrial hub at terminus of north-south rail lines
- 2015 MetroEdge study revealed a thriving business community
- Physical disinvestment of buildings and infrastructure
Creating local infrastructure for collaboration in Jacksonville

- Business outreach and engagement efforts
- Formation of the Rail Yard Business District Council (RYBDC)
- Organizational coaching and support
- Linking business organizing RYBDC with public officials and external stakeholders
- Partnership with local organizations and HBCU to establish local FOC
Early Outcomes

- RYBDC incorporation into a 501(c)3 and membership growth from 10 to 63 businesses
- Recognition and branding of the area as the Rail Yard District
- Infrastructure improvements
- ULI Rail Yard District Technical Assistance Panel developed
- Leadership in the Urban Core Economic Development Forum
- Job fair held for connecting local residents with businesses in the yard
- 16 residents placed in jobs, with 7 being placed in the yard
Lincoln Park, Duluth

- Adjacent to Duluth-Superior Port, once an industrial hub and the place where industrial workers lived
- Port remains vibrant, including many storage and shipping facilities
- Northern section of district has long experienced vacancies and disinvestment
- Renewed attention since 2016 with new businesses openings
Seeding homegrown revitalization in Duluth

- Catalytic Investment: Clyde Park
- Promoting market studies and community and stakeholder planning
- Support for local business organizing efforts
- Establishment of Lincoln Park Craft District
- Support district manager and marketing position at local CBO
- Supportive public partners
Early Outcomes

• Area recognition through the Craft District designation and pop-up market with 10 featured vendors, two of which opened business in the district

• Establishment of Advancing Lincoln Park as a collaborative for district revitalization enabling ongoing business networking and peer support

• Creation of Advancing West Pilot Loan Program by the city to fill financing gaps in small business access to capital

• 42 new businesses and 175 new jobs and expansion of major anchors

• Planned investment for a mixed-income housing project in the district

• Creative Start up LABS, a 4-week boot camp for emerging creative entrepreneurs from underrepresented communities
East Washington Street and Mass Avenue, Indianapolis

- Legacy industrial districts east of downtown

- Former major hubs affected by deindustrialization and manufacturing job losses

- Focus of LISC work through series of interconnected efforts
Establishing a citywide foundation for inclusive district revitalization in Indianapolis

• Engaged and supported community planning visioning efforts for the districts

• Parallel placemaking efforts in surrounding communities

• Capacity building of local community organizations – implementing partners

• Targeted through the Fostering Commercial Urban Strategies (FOCUS) program

• Support and financing for catalytic projects
Early Outcomes

• Redevelopment of major legacy industrial sites in both districts

• Construction of the first net zero energy senior affordable housing in Indiana on a former brownfield site

• Indianapolis hosted national Urban Manufacturing Alliance gathering in 2016 at Circle City Industrial Complex

• Ruckus Makerspace creation and expansion

• 81 new businesses moved to or opened on East Washington Street or North Mass, 380 jobs created

• 6 major brownfield sites tested and remediated for development

• 27 commercial facades improved by LISC matching grant program
Recommendations
Create partnerships between equity-driven organizations and the business community
Support a revitalization model of shared prosperity
Preserve space for manufacturing and support mission-driven nonprofit stewardship
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